

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Joel Rivera
161 Shelby Springs Farm
Ocala, Az 35040

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Forty Nine Thousand Nine Hundred dollars and Zero cents (\$149,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Mike A. Manning and wife, Missy K. Manning (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joel Rivera (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 2 and 3, according to the survey of McMahon Highlands at Shelby Springs Farms, as recorded in Map book 28, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 18th day of May, 2011.

(SEAL)

(SEAL)

(SEAL)

Mike A. Manning (SEAL)

Missy K. Manning (SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Mike A. Manning and Missy K. Manning whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of May, 2011.

My Commission Expires: 10-16-12

Notary Public

20110525000155180 1/1 \$162.00
Shelby Cnty Judge of Probate, AL
05/25/2011 11:20:37 AM FILED/CERT

Shelby County, AL 05/25/2011
State of Alabama
Deed Tax: \$150.00